

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

January 28, 2011 – 9:00 a.m. – KREAB Office

PRESIDING OFFICER

Dorsey Hall, Chair

ROLL CALL

Present:

Dorsey Hall, Chair
Sam E. Blackburn, Vice Chair
G. Herbert Pritchett, Board Member
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director
Angie Thomas, Staff Assistant
Ravon Radmard, Executive Secretary
Dennis Badger, Investigator Consultant

Absent:

Harold Brantley, Board Member
James Grawe, Board Counsel

Chair, Dorsey Hall opened the meeting by welcoming the guest. The Appraisal Subcommittee Policy Managers, Kristi Klamet and Vicki Ledbetter Metcalf were in attendance.

Motion by Herbert Pritchett, second by Kathy Mayfield and the Board unanimously approved the January 13, 2011 minutes.

EDUCATION

Motion by Sam Blackburn, second by Herbert Pritchett and the Board unanimously approved the following education courses for fiscal year 2010-2011:

- A. McKissock, LP
 - (1) Appraising Manufactured Homes – 7 hours CE Online Course
- B. Dynasty School
 - (1) Statistics, Modeling and Finance – 15 hours QE Online Course
- C. Hondros College
 - (1) Making FHA Loans – 3.5 hours CE Online Course
 - (2) Appraisal of 2-4 Family Multi-Family Properties – 7 hours CE Online
 - (3) Intro. To Commercial Appraisal – 3.5 hours CE Online
 - (4) Supervising Appraisal Trainees – 3.5 hours CE Online
 - (5) Residential Cost Approach – 7 hours CE Online
 - (6) Sales Comparison Approach – 7 hours CE Online
 - (7) Income Approach: An Overview – 7 hours CE Online
 - (8) Mortgage Fraud: A Dangerous Business – 7 hours CE Online
 - (9) 2010-2011 National USPAP Update – 7 hours CE Online
- D. American Society of Farm Managers & Rural Appraisers
 - (1) Sales Comparison Approach – 8 hours CE Classroom

Motion by Kathy Mayfield, second by Sam Blackburn and Board unanimously approved the following courses individuals submitted for credit.

- A. Indiana Department of Transportation – INDOT Appraisal Training Seminar – 14 hours CE classroom
- B. Kentucky CCIM Chapter
 - (1) Real Estate Investment Life Cycle Considerations – 3 hours CE Classroom
 - (2) Commercial Real Estate: Bad Things Happen in a Bad Economy – 3 hours CE Classroom

CERTIFICATION/LICENSURE

Motion by Herbert Pritchett, second by Sam Blackburn and the Board voted to approve a total of five (5) individuals for certification/licensure.

- (1) Donna J. Cavallaro – Certified General (Maine)
- (2) Peter S. Erschell, Jr. - Associate
- (3) Robert C. James, III – Associate
- (4) Raesha Danielle Mink - Associate
- (5) Charles V. Schierbeck, II – Certified General (Ohio)

COMPLAINT

- A. Case Summary Flow Chart – All cases are under the one year requirement.
- B. The Board was advised there have been a total of 63 cases filed for 2010 and 5 cases files for 2011.
- C. Cases that have been appealed.
 - (1) Matt Miniard – Final Order 6/24/09
Appeal filed on 7/29/09
 - (2) David Harrington – Final Order 2/18/10
Appeal filed on 3/25/10
 - (3) Lynn Prichard – 3/2008
Lawsuit filed on 12/2008
- D. Cases
 - (1) Case No. 10-33 – Motion by Herbert Pritchett, second by Kathy Mayfield and the Board agreed to file a formal complaint and set for a hearing.
 - (2) Case No. 10-37 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to dismiss the case.
 - (3) Case No. 10-35 – Motion by Sam Blackburn, second by Herbert Pritchett and the Board agreed to file a formal complaint and set for a hearing.
 - (4) Case No. 10-36 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board agreed to file a formal complaint and set for a hearing.
 - (5) Case No. 10-38 – Motion by Sam Blackburn, second by Herbert Pritchett and the Board agreed to file a formal complaint and set for a hearing.
 - (6) Case No. 10-45 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to file a formal complaint and set for a hearing.
 - (7) Case No. 10-32 – Motion by Sam Blackburn, second by Herbert Pritchett and the Board agreed to file a formal complaint and set for a hearing.
 - (8) Case No. 10-27 - Motion by Kathy Mayfield, second by Herbert Pritchett and the Board agreed to dismiss the case with an agreement to take 7 hour CE class Report Writing Class by June 30, 2011. Seven hours will qualify for 7 of the 14 hours required by June 30, 2011.
 - (9) Case No. 10-28 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to dismiss the case with an agreement to take 7 hour CE class Report Writing Class by June 30, 2011. Seven hours will qualify for 7 of the 14 hours required by June 30, 2011.

The Board discussed the Statute of limitations on appraisal reports submitted to the Board. Vicki Metcalf, ASC advised the Board that states should entertain all complaints received with no regard to the date the appraisal was completed.

MISCELLANEOUS

The Board reviewed:

- (1) Greater Louisville Association of Realtors – GLAR denied the Board request for MLS
- (2) Letter concerning Kentucky State Proprietary School Board
- (3) Bowling Green Evaluation – Larry Disney
- (4) Bowling Green Evaluation – Robert Wiley/Gordon Forrester
- (5) Bowling Green Attendees – 116
 - \$14,150.00 Income
 - \$ 5,624.30 Expenses
 - *\$ 8,525.70 Net Income*
- (6) KREAB Mission Statements – Larry Disney and Dorsey Hall will work together to revise the Mission Statement.
- (7) Committee for Review of Grievance and Complaint Process – Discussion was made and the Board determined that Larry Disney will write a summary for each case that is filed and place in the file.
- (8) AARO Board Member Handbook was given to each Board Member
- (9) The Board agreed to add to the KREAB website a summary what should be included within a complaint.
- (10) AMC Legislation – The Bill has gone to Sponsor.

APPRAISAL SUBCOMMITTEE


The Appraisal Subcommittee Policy Managers, Kristi Klamet and Vicki Metcalf, presented their review findings:

- Statutes and Regulations – All were in compliance. As a reminder, Mrs. Klamet advised the Board to change the Regulation to the current edition of USPAP in 2012, change Statute and Regulation for National Registry Fee Increase and advice on the AMC Legislation.
- Temporary Permit Applications – All were in compliance.
- National Registry – All was in compliance
- All Applications – All were in compliance
- Education Courses – All were in compliance
- Enforcement – All were in compliance. 55 cases including 15 appealed cases were open. There were 40 cases opened that were not over the year requirement date. Ms. Klamet suggested to the Board to develop a tool that will help the Board and Staff in having more consistent cases.
- Dodd Frank will have a huge impact on Appraisal Boards and will include lots of changes. They will advise the Board when they receive additional information.

NEW BUSINESS

The Board was notified that the February Board meeting will be Thursday, February 10, 2011 at 1:00 p.m. and will be held at the Holiday Inn Hurstbourne, Louisville, KY.

Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to adjourn the meeting.

A handwritten signature in black ink, appearing to be "R. Blackburn", written over a horizontal line.

Chair

A handwritten signature in blue ink, reading "Angie Thomas", written over a horizontal line.

Staff Assistant